

COUNCIL COMMUNICATION

AGENDA TITLE:

Public Hearing to Consider the Planning Commission's Recommendation for a General Plan Amendment Which Consists of the Following:

- Request of J. Jeffrey Kirst to redesignate the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (Hwy 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, and 0, Office to LDR, Low Density Residential and 0, Office; and
- 2. Request of Ronald B. Thomas, et al to redesignate the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential.

MEETING DATE:

June 2, 1993

PREPARED BY:

Community Development Director

RECOMMENDED ACTION:

That the City Council conduct a Public Hearing to consider the Planning Commission's recommendation for a General Plan

Amendment which consists of the following:

- request of J. Jeffrey Kirst to redesignate the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (Hwy 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, and O, Office to LDR, Low Density Residential and O, Office; and
- request of Ronald B. Thomas, et al to redesignate the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential;

BACKGROUND INFORMATION: Both of the requests are the first step toward

annexation and are in conformance with the General Plan as adopted by the City Council on June 12, 1993. The PR,

Planned Residential designation was put in the plan to provide the Planning Commission and City Council with a means to review each development project at the earliest possible stage. The LDR designation is for single-family densities.

The Kirst or Helmle project consists of an office-institutional designation along Kettleman Lane which can be constructed at any time. The remainder of those properties are in Phase II of residential development which does not occur until 1995 and later.

APPROVED: _

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THOMAS A. PETERSON City Manager ecycled pane

CC-1

Public Hearing to Consider the Requests of J. Jeffrey Kirst and Ronald B. Thomas for a General Plan Amendment June 2, 1993 Page two

The Thomas or Richards Ranch project is in Phase I of residential development and could compete for allocations this year. It should be noted that the development plan shows an elementary school and neighborhood park. The school site has been requested by Lodi Unified School District and the park site conforms to the Parks Master Plan being considered by the City Council.

FUNDING: None Required.

lames B. Schroeder

Community Development Director

JBS/cg

Attachments

CITY COUNCIL

PHILLIP A PENNINO, Mavor JACK A SIEGLOCK Mavor Pro Tempore RAY G. DAVENPORT STEPHEN J. MANN JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET P.O. BOX 3006 LODI, CALIFORNIA 95241-1910 (209) 334-5634 FAX (209) 333-6795 THOMAS A PETERSON
City Manager

JENNIFER M. PERRIN City Clerk

BOB MCNATT

City Attorney

April 13, 1993

Mr. J. Jeffrey Kirst c/o FCF Development Associates P.O. Box 1259 Woodbridge, CA 95258

Dear Jeff:

RE: Helmle Addition

General Plan Amendment

Prezoning

Negative Declaration

At its meeting of Monday, April 12, 1993 the Lodi City Planning Commission recommended that the City Council approve the following requests of J. Jeffrey Kirst:

- for a general plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation District Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, to LDR, Low Density Residential and 0, Office;
- to prezone the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west R-1, Single-Family Residential, R-2, Single-Family Residential, and RCP, Residential-Commercial-Professional; and
- 3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

These recommendations have been forwarded to the City Clerk. She will inform you of the time and place of the City Council's public hearing on these requests.

Sincerely.

JAMES B. SCHRGEDER

Community Development Director

Excerpts from Planning Commission Minutes of April 12, 1993

The next public hearing was the request of J. Jeffrey Kirst for a General Plan amendment to (1) redesignate the parcels located within the area bounded by the Woodbridge Irrigation District canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, and 0, Office, to LDR, Low Density Residential, and 0, Office; (2) to prezone the same parcels to R-2, Single-Family Residential and R-C-P, Residential- Commercial- Professional; and (3) to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Community Development Director Schroeder introduced this matter to the Planning Commission. Mr. Schroeder explained that the project area is an island of the county that is almost totally surrounded by the City. For that reason, when the applicant requested annexation of his property to the City, it was decided that the entire area between Lower Sacramento Road and the Woodbridge Irrigation District canal would all have to be annexed to the City at one time. Mr. Schroeder explained that he was recommending one change from the proposed prezoning request instead of designating the entire residential area as R-2, he recommended that the strip of land immediately south of the Sunwest Subdivision be prezoned R-1, requiring lot sizes of 6500 square feet which would be more consistent with the larger lots in the Sunwest Subdivision. He felt that a strip approximately 300 feet in depth would be sufficient. The remainder of the area would be prezoned R-2, a single-family zone that allows smaller lot sizes. The 300 foot strip adjacent to Kettleman Lane would be given a zoning of R-C-P, Residential-Commercial-Professional.

Commissioner Griffith asked if the City has an exclusive office zone, one that permits only office uses. Mr. Schroeder stated that the closest zoning would be the R-C-P zoning, primarily an office and professional zoning but it allows certain types of residential uses. Commissioner Griffith asked if this would include residential or apartment uses. Mr. Schroeder indicated that these types of uses are permitted in the R-C-P zone to a density not to exceed 10 units per acre.

Chairman Mindt then opened the public hearing to the audience and asked if anyone wished to speak on this matter. The first speaker was Jeff Kirst. Mr. Kirst stated that he had signed an agreement with Lodi Unified School District for his property, agreeing to pay the required school impaction fees. He stated that he was not sure about the other properties, although he felt some of the other property owners were also in the process of entering into agreements with the school district. He stated he did not oppose the requirement of R-1 zoning adjacent to the Sunwest Subdivision. He did, however, request some flexibility on the requirement for a 300 foot width for the R-1 zoning. He stated that the actual width may be plus or minus 25 feet depending on the final layout of the lots and the street width. He anticipated that there would be two rows of lots with a center street, but he wasn't sure of the exact dimension that would be required. The Commission agreed to allow some flexibility in that dimension.

The Commission asked Mr. Kirst if he plans to have residential uses within the portion of R-C-P zoning on his property. He stated he has no plans for residential uses at present.

The next speaker was Darrell Sasaki, 1806 West Kettleman Lane, Lodi. Mr. Sasaki stated he represents two properties located at the east end of the subject area. He stated that the property owners he represents are in favor of the proposal and are willing to sign agreements with Lodi Unified School District.

The next speaker was Joe Handel. Mr. Handel stated that he owns property adjacent to the existing Nazerine Church. He is in favor of the proposal and added they are planning to put a retirement facility on their portion of the property adjacent to Kettleman Lane.

The final speaker was Mamie Starr, Lodi Unified School District. Ms. Starr explained that the school district has been in contact with most of the property owners in the subject area and was attempting to obtain funding agreements with the property owners. She noted that because of the number of different property owners, the process was taking longer than normal. She hoped, however, to have signed agreements with all the property owners prior to the matter being reviewed by the City Council.

Following the public hearing, the Planning Commission took the following actions. On a motion by Commissioner Rasmussen and a second by Commissioner Griffith, the Planning Commission, on a 4-0 vote, approved the certification of a negative declaration by the Community Development Director as adequate environmental documentation on the proposed project. Next, on a motion by Commissioner Rasmussen and a second by Commissioner Griffith, approved the request for a General Plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation District canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, and O, Office, to LDR, Low Density Residential, and O, Office and to prezone the same parcels in the following manner: a 300 foot+/- strip immediately south of the Sunwest Subdivision to R-1, Residential, Single-Family. The remainder of the residential area to be prezoned R-2, Residential, Single Family and the 300 foot strip adjacent to Kettleman Lane to be prezoned R-C-P, Residential- Commercial-Professional. The motion was approved on a 4-0 vote.

CITY COUNCIL

PHILLIP A. PENNINO, Mavor JACK A. SIFGLOCK Mavor Pro Tempore RAY G. DAVENPORT STEPHEN J. MANN JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET P.O. BOX 3006 LOOI, CALIFORNIA 95241-1910 (209) 334-5634 FAX (209) 333-6795 THOMAS A. PETERSON City Manager

JENNIFER M. PERRIN City Clerk

BOB MCNATT

City Attorney

April 14, 1993

Mr. Ronald B. Thomas c/o Richards Ranch Partnership P.O. Box 1598 Lodi, CA 95241-1598

Dear Ron:

RE: Richards Ranch

General Plan Amendment

Prezoning

Negative Declaration

At its meeting of Monday, April 12, 1993 the Lodi City Planning Commission recommended that the City Council approve the following requests of Ronald B. Thomas, et al:

- for a general plan amendment to redesignate the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential;
- to prezone the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single- Family Residential; and
- to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

These recommendations have been forwarded to the City Clerk. She will inform you of the time and place of the Council's public hearing on these requests.

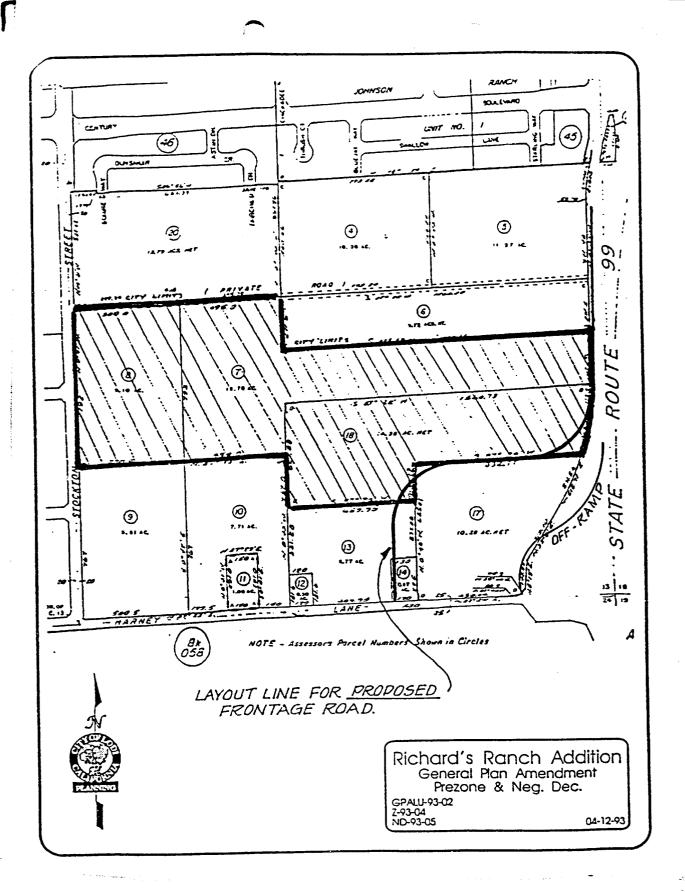
Sincerely,

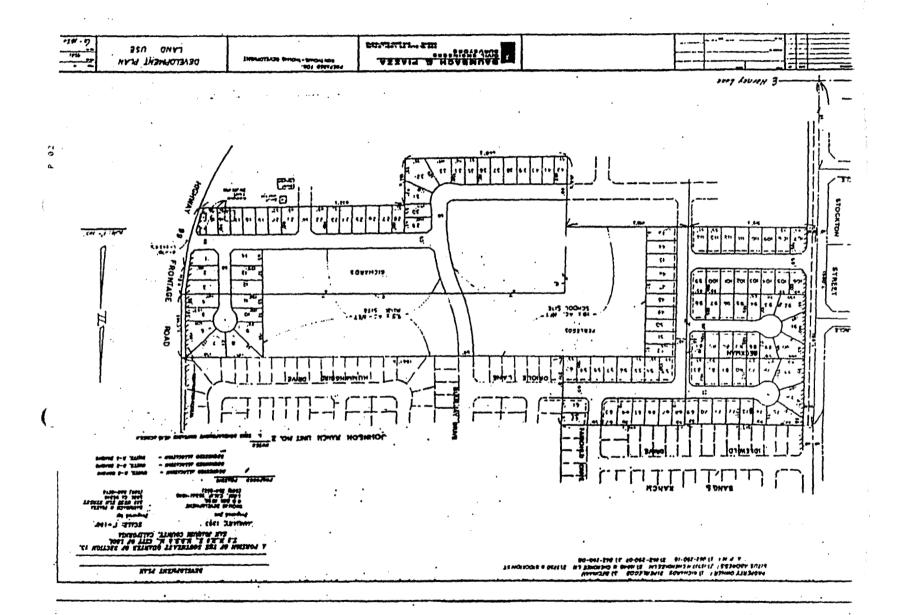
JAMÉS B. SCHROEDER

Community Development Director

cc: City Clerk

Laura E. Bainbridge, Attorney at Law





Excerpts from Planning Commission Minutes of April 12, 1993

Chairman Mindt declared that now was the time and place for the public hearing on the requests of Ronald B. Thomas et al (1) for a General Plan Amendment to redesignate the parcels at 13737 North Cherokee Lane, 2250 South Stockton Street and 13845 North Cherokee Lane from Planned Residential to Low Density Residential; (2) to prezone the same parcels R-2, Single-Family Residential; and (3) to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Community Development Director Schroeder introduced this matter for the Planning Commission. Mr. Schroeder explained that the proposed development is consistent with the previously approved subdivisions in the area. The applicants are requesting approval of the General Plan Amendment and Prezoning so they may begin annexation procedures to bring the three properties into the City. Once the properties are annexed to the City the applicants will be required to return to the Planning Commission with a more specific development plan for their approval.

Chairman Mindt opened the public hearing for comments from the public. The first speaker was Lowell Flemmer, 558 Riverside Drive, Woodbridge. Mr. Flemmer stated that he represents the Richards Ranch property but was also speaking for the Gallegos and Beckman properties. He felt the proposal is a good project, consistent with the surrounding area. He noted that the project includes both a school site, as requested by the Lodi Unified School District, and a park site, as requested by the City of Lodi. The map before the Planning Commission was somewhat tentative since neither the school district nor the City of Lodi have made final commitments to the location or configuration of the proposed school and park. He hoped these matters would be worked out prior to returning to the Planning Commission with a specific development plan.

Commissioner Griffith asked about the possibility of inclusionary or affordable housing within this project. Mr. Flemmer stated that they are attempting to make the housing as affordable as possible. However, as planned, the project would contain only single-family lots.

The next speaker was Jeff Kirst, 18826 North Lower Sacramento Road, Woodbridge. Mr. Kirst explained that the applicants had been in negotiation with the Lodi Unified School District. The plan shows a school site which will be offered to Lodi Unified School District. If the district does not want or need the school site, the land will be converted to single-family home sites. He stated that they are in the process of signing an agreement for school fees with the school district.

The next speaker was Mamie Starr of the Lodi Unified School District. Ms. Starr stated that the school district is neither opposed nor in favor of the project. The school district's only request was that the approval of the project be conditioned upon the property owners signing

written agreements with the school district for the payment of the appropriate school impaction fees.

Following the hearing on this project, the Commission took the following actions. On a motion by Commissioner Griffith and a second by Commissioner Rasmussen, the Planning Commission, on a 4-0 vote, approved the certification of the negative declaration as adequate environmental documentation on this project.

Next, on a motion by Commissioner Rasmussen and a second by Commissioner Griffith, the Planning Commission, on a 4-0 vote, approved the General Plan amendment request to redesignate the parcels at 13737 North Cherokee Lane, 2250 South Stockton Street and 13845 North Cherokee Lane from PR, Planned Residential, to Low Density Residential and to prezone the same parcels to R-2, Single-Family Residential.

CITY COUNCIL

PHILLIP A PENNINO, Mayor IACK A SIEGLOCK Mayor Pro Tempore AY G. DAVENPORT STEPHEN J. MANN JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET P O. BOX 3006 LODI, CALIFORNIA 95241-1910 (209) 334-5634 FAX (209) 333-6795 THOMAS A. PETERSON

City Manager

IENNIFER M PERRIN City Clerk

BOB MCNATT

City Attorney

April 13, 1993

Mr. J. Jeffrey Kirst c/o FCF Development Associates P.O. Box 1259 Woodbridge, CA 95258

Dear Jeff:

RE: Helmle Addition

General Plan Amendment

Prezoning

Negative Declaration

At its meeting of Monday, April 12, 1993 the Lodi City Planning Commission recommended that the City Council approve the following requests of J. Jeffrey Kirst:

- for a general plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation District Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, to LDR, Low Density Residential and 0, Office:
- to prezone the parcels located within the area bounded by the Wcodbridge Irrigation Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west R-1, Single-Family Residential, R-2, Single-Family Residential, and RCP, Residential-Commercial-Professional; and
- to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

These recommendations have been forwarded to the City Clerk. She will inform you of the time and place of the City Council's public hearing on these requests.

Sincerely,

JAMES B. SCHROEDER

Community Development Director

cc: City Clerk

DECLARATION OF MAILING

On April 27, 1993 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

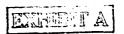
Executed on April 27, 1993, at Lodi, California.

Jennifer M. Perrin City Clerk

Peggy Micolini Deputy City Clerk

DEC#01/TXTA.FRM

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NOTICE OF PUBLIC HRARING

NOTICE IS HEREBY GIVEN that on Wednesday, June 2, 1993 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi CA, to hear the following matter:

- a) Planning Commission's recommendation that the City Council approve the following requests of J. Jeffrey Kirst:
- for a general plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation District Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, to LDR, Low Density Residential and O. Office;
- 2. to prezone the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west R-1, Single-Family Residential, R-2, Single-Family Residential, and RCP, Residential-Commercial-Professional; and
- to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior to, the Public Hearing.

Dated: April 21, 1993

By Order of the Lodi City Council

hnifer a. Perrin

ity Clerk

Approved as to form:

Bobby W. McNatt City Attorney

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CITY OF LODI

CITY HALL, 221 WEST PINE STREET P O BOX 3006 LODI CALIFORNIA 95241-1910 (209) 334-5634 FAX (209) 133 6-74 THOMAS A PETERSON City Manager

HANGER M. PERRIN Cats Class

BOB McNATT
City Attorney

April 14, 1993

Mr. Ronald B. Thomas c/o Richards Ranch Partnership P.O. Box 1598 Lodi, CA 95241-1598

Dear Ron:

RE: Richards Ranch General Plan Amendment Prezoning Negative Declaration

At its meeting of Monday, April 12, 1993 the Lodi City Planning Commission recommended that the City Council approve the following requests of Ronald B. Thomas, et al:

- for a general plan amendment to redesignate the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential;
- to prezone the parcels at 13737 N. Cherokee Lane (APN 062-290-18),
 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single- Family Residential; and
- to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

These recommendations have been forwarded to the City Clerk. She will inform you of the time and place of the Council's public hearing on these requests.

Sincerely,

JAMES B. SCHROEDER

Community Development Director

cc: City Clerk

Laura E. Bainbridge, Attorney at Law

CITY OF LODI 221 WEST PINE STREET LODI, CALIFORNIA 95240

ADVERTISING INSTRUCTIONS

SUBJECT:

Notice of Public Hearing regarding requests of J. Jeffrey Kirst

PUBLISH DATES: TUESDAY, APRIL 27, 1993

TEAR SHEETS WANTED:

THREE

AFFIDAVIT AND BILL TO:

JENNIFER M. PERRIN, CITY CLERK

DATED: APRIL 21, 1993 ORDERED BY:

PEGGY MICOLINI
DEPUTY CITY CLERK

ADVINS/TXTA.02J

CITY OF LODI 221 WEST PINE STREET LODI, CALIFORNIA 95240

ADVERTISING INSTRUCTIONS

SUBJECT:

Notice of Public Hearing regarding requests of Ronald B.

Thomas, et al

PUBLISH DATES: TUESDAY, APRIL 27, 1993

TEAR SHEETS WANTED:

THREE

AFFIDAVIT AND BILL TO: DATED: APRIL 21, 1993

JENNIFER M. PERRIN, CITY CLERK

ORDERED BY: Light Micolini
PEGGY NICOLINI
DEPUTY CITY CLERK

DECLARATION OF MAILING

On April 27, 1993 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 27, 1993, at Lodi, California.

Jennifer M. Perrin City Clerk

Peggy Micolini Deputy City Clerk

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, June 2, 1993 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi CA, to hear the following matter:

- a) Planning Commission's recommendation that the City Council approve the following requests of Ronald B. Thomas, et al:
- for a general plan amendment to redesignate the parcels 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential;
- to prezone the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single-Family Residential; and
- to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior to, the Public Hearing.

Dated: April 21, 1993

By Order of the Lodi City Council

Gennifer M. Perrin City Clerk

City Attorney

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ORDINANCE NO. 1578

AN ORDINANCE OF THE LODI CITY COUNCIL

AMENDING THE LAND USE BLEMENT OF THE LODI GENERAL PLAN BY

REDESIGNATING THE PARCELS LOCATED WITHIN THE AREA BOUNDED BY

THE WOODBRIDGE IRRIGATION CANAL ON THE NORTH AND EAST, WEST

KETTLEMAN LANE (HIGHWAY 12) ON THE SOUTH, AND LOWER SACRAMENTO ROAD

ON THE WEST (APN'S 027-040-10, 11, 12, 16, 17, 32, 63, 64, 65, 66

and APN'S 031-040-07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 19 and 20)

FROM PR, PLANNED RESIDENTIAL, AND O, OFFICE TO LDR, LOW DENSITY

RESIDENTIAL AND O, OFFICE; AND REDESIGNATING THE PARCELS

LOCATED AT 13737 N. CHEROKEE LANE (APN 062-290-18), 2250 SOUTH STOCKTON

STREET (APN 062-290-08), AND 13845 NORTH CHEROKEE LANE (APN 062-290-07)

FROM PR, PLANNED RESIDENTIAL TO LDR, LOW DENSITY RESIDENTIAL

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Land Use Blement of the Lodi General Plan is hereby amended by redesignating the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (Highway 12) on the south, and Lower Sacramento Road on the west (APN'S 027-040-10, 11, 12, 16, 17, 32, 63, 64, 65, 66 and APN'S 031-040-07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 19 and 20) from PR, Planned Residential, and 0, Office to LDR, Low Density Residential and 0, Office, as shown on the Vicinity Map, on file in the office of the Lodi City Clerk.

SECTION 2. The Land Use Element of the Lodi General Plan is hereby amended by redesignating the parcels located at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential, as shown on the Vicinity Map, on file in the office of the Lodi City Clerk.

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SECTION 3. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 4. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Attest:

JENNIFER M. PERRIN City Clerk

State of California County of San Joaquin, ss.

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1578 was introduced at a regular meeting of the City Council of the City of Lodi held June 2, 1993 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _________ by the following vote:

Ayes:

Council Members -

Noes:

Council Members -

Absent:

Council Members -

Abstain:

Council Members -

I further certify that Ordinance No. 1578 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JENNIFER M. PERRIN City Clerk

Approved as to Form

BOBBY W. McNATT City Attorney

ORD1578/TXTA.01V

CITY OF LODI 221 WEST PINE STREET LODI, CALIFORNIA 95240

ADVERTISING INSTRUCTIONS

SUBJECT:

NOTICE OF CONTINUED PUBLIC HEARING REGARDING REQUESTS OF J.

JEFFREY KIRST

PUBLISH DATES: SATURDAY, JUNE 5, 1993

TEAR SHEETS WANTED:

THREE

AFFIDAVIT AND BILL TO:

JENNIFER M. PERRIN, CITY CLERK

DATED: JUNE 2, 1993

ORDERED BY: LIGHT NICOLINI
PEGET NICOLINI
DEPUTY CITY CLERK

DECLARATION OF MAILING

On June 3, 1993 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 3, 1993, at Lodi, California.

Jennifer M. Perrin City Clerk

Peggy Nicolini
Deputy City Clerk

DEC#01/TXTA.FRM

W.



NOTICE OF CONTINUED PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, June 16, 1993 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a Continued Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi CA, to hear the following matter:

- a) Planning Commission's recommendation that the City Council approve the following requests of J. Jeffray Kirst:
- for a general plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation District Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, to LDR. Low Density Residential and O, Office;
- to prezone the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west R-1, Single-Family Residential, R-2, Single-Family Residential, and RCP, Residential-Commercial-Professional; and
- to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior to, the Public Hearing.

Dated: June 2, 1993

By Order of the Lodi City Council

Bobby W. McNatt

City Attorney

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PUBLIC HEARING LIST

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-36	Vicki L Parker	908-Brandraine Dt.		95140
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-58	John Deborah Demshur	1143 "		
-39	Richard Y ST Vanaria	11.33 "		
-40		23.20 Britany Ln		
-41	John + Mario A Fitzgerald	1117 Choleau'Ct		
-42	GORDON KOTHY Macketh	1109 "		
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CITY OF LODI 221 WEST PINE STREET LODI, CALIFORNIA 95240

ADVERTISING INSTRUCTIONS

SUBJECT:

NOTICE OF CONTINUED PUBLIC HEARING REGARDING REQUESTS OF ROMALD

B. THOMAS, et al

PUBLISH DATES: SATURDAY, JUNE 5, 1993

TEAR SHEETS WANTED: THREE

AFFIDAVIT AND BILL TO:

JENNIFER M. PERRIN, CITY CLERK

ORDERED BY: DATED: JUNE 2, 1993

DEPUTY CITY CLERK

DECLARATION OF MAILING

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Executed on June 3, 1993, at Lodi, California.

Jennifer M. Perrin City Clerk

Peggy Micolini Deputy City Clerk

DEC#01/TXTA.FRM

NOTICE OF CONTINUED PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, June 16, 1993 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a Continued Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi CA, to hear the following matter:

- a) Planning Commission's recommendation that the City Council approve the following requests of Ronald B. Thomas, et al:
- for a general plan amendment to redesignate the parcels
 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street
 (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07)
 from PR, Planned Residential to LDR, Low Density Residential;
- to prezone the parcels at 13737 N. Cherokee Lane (APN 062-290-18),
 2250 South Stockton Street (APN 062-290-08), and 13945 North
 Cherokee Lane (APN 062-290-07) R-2, Single-Pamily Residential; and
- to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior to, the Public Hearing.

Dated: June 2, 1993

By Order of the Lodi City Council

...,

Approved as to form

Bobby W. McNatt City Attorney

NOTICE05/TXTA.02J

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CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE:

Public Hearing to Consider the Planning Commission's Recommendation to Approve the Request of J. Jeffrey Kirst to Prezone the Parcels Within the Area Bounded by the Woodbridge Irrigation District Canal on the North and East; Kettleman Lane (State Route 12) on the South and Lower Sacramento Road on the West to R-1, Single-Family Residential, R-2, Single-Family Residential and R-C-P,

Residential-Commercial-Professional

MEETING DATE:

June 2, 1993

PREPARED BY:

Community Development Director

RECOMMENDED ACTION:

that the City Council conduct a Public Hearing to consider the Planning Commission's recommendation to approve the request of J. Jeffrey Kirst to prezone the

parcels within the area bounded by the Woodbridge Irrigation District Canal on the north and east; Kettleman Lane (State Route 12) on the south and Lower Sacramento Road on the west to R-1, Single-Family Residential, R-2, Single-Family Residential and R-C-P, Residential-Commercial-Professional. (See attached map)

First, it is required by the Local Agency The prezoning serves two purposes. Formation Commission (LAFCO) before reorganization (i.e. annexation) proceedings begin. Secondly, it makes the zoning map consistent with the General Plan.

The R-C-P zoning matches the south side of Kettleman Lane. The R-1 zoning provides the necessary buffer for the Sunwest subdivision.

FUNDING: None required.

James B. Schroeder

Community Development Director

Jamo B Schrede

JBS/cg

Attachments

APPROVED: _

THOMAS A. PETERSON City Manager

CITY COUNCIL

PHILLIP A PENNINO, Mayor JACK A SIEGLOCK Mayor Pro Tempore AY G. DAVENPORT STEPHEN J. MANN JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET P O. BOX 3006 LODI, CALIFORNIA 95241-1910 {209} 334-5634 FAX (209) 333-6795 THOMAS A. PETERSON
City Manager

JENNIFER M. PERRIN City Clerk

BOB MCNATT

City Attorney

April 13, 1993

Mr. J. Jeffrey Kirst c/o FCF Development Associates P.O. Box 1259 Woodbridge, CA 95258

Dear Jeff:

RE: Helmle Addition

General Plan Amendment

Prezoning

Negative Declaration

At its meeting of Monday, April 12, 1993 the Lodi City Planning Commission recommended that the City Council approve the following requests of J. Jeffrey Kirst:

- for a general plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation District Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, to LDR, Low Density Residential and O, Office;
- to prezone the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west R-1, Single-Family Residential, R-2, Single-Family Residential, and RCP, Residential-Commercial-Professional; and
- to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

These recommendations have been forwarded to the City Clerk. She will inform you of the time and place of the City Council's public hearing on these requests.

Sincerely,

JAMES B. SCHROEDER

Community Development Director

cc: City Clerk

DECLARATION OF MAILING

On April 27, 1993 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

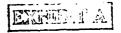
I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 27, 1993, at Lodi, California.

Jennifer M. Perrin City Clerk

Peggy Nicolini Deputy City Clerk

DEC#01/TXTA.FRM



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, June 2, 1993 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council Public Hearing at the Carnegie Forum, 305 West Pine Street, will conduct a Lodi CA, to hear the following matter:

- a) Planning Commission's recommendation that the City Council approve the following requests of J. Jeffrey Kirst:
- for a general plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation District Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, to LDR, Low Density Residential and O, Office;
- to prezone the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west R-1, Single-Family Residential, R-2, Single-Family Residential, and RCP, Residential-Commercial-Professional; and
- to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior to, the Public Hearing.

Dated: April 21, 1993

By Order of the Lodi City Council

City Clerk

Bobby W. McNatt City Attorney

PUBLIC HEARING LIST

MAILING LIST FOR:	HELMLE ADDITION LIEST	/	FRE /	
\\r\	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
027-140-10	TOM + TERRY KINIU	15312 N LWR SUCRAMENTO Rd	Ladi CA	9534
-//	Phyllis T Variancs	15288 N LINR Sacramento Rd		
-12	Antonio VI Valentine	22 POWERS AVE	San Francisco CA	94/10
-16	Gordon & Koget Trs.	Box 286	Ashley ND	5841
-17	First Nazarene Church	1207 E HWY 12	Lodi	9.524
-32	Melvin O & E A Helnile	1313 E HWY 12		
-63	Michael M Crete et al	1826 W Kellleman Ln Suite D		<u></u>
-64	FEF DEVELOPMENT ASSOC PEPCIAL	120 N Pleasant		9514
-45	Ronald D. Dunscombe et al	GoHar, ory Hillier, 412 BURING Visle	Hodesto CH	9535
-66	Phyllis LF Dunscombe Est.	1105 E HIVY 12	Lodi	9514
-250- 01	FCUILY PM ROSICH	535 S Fairmont #14		
-02	ROVY Ingehura Relanger	2372 Brittany Ln		<u> </u>
-03	(- 	23/68 "		<u> </u>
-04	Cecil y Janet Dillon	PO BOX 2180	Ledi	
-38	Maylex Susan Hummel	2352 Brittany LII		
-29	RICHARG AY G. ENTZI	2344 "		
:07	Bruce & CINDI COUNFORG	23.36 "		
_08	John - Jodie Snuder	2328 "		.
-09		2320 "		.
-10	R'oger - L. Vincent Trs.	2319 "		
- //	David Ry Donna Agrons	2327 "		
-12	Thomas E Parker	2335		
-13	Josephy Marie Barkett	87 W March Ln Ste2	StockTon	9520
-14	George Jr. P. Kishida	2351 BrittanyLn		9529
-/.5	RM Blineve & MG Cotrs.	2359		
-16		2367		
-30		317 W Lodi Ave		9524
-330-01		2410 Brittany Ct		9530
- 02		24/8 11 11		1
- 03		317 N LOGI AVE.		9524
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-06	Chis R Keszler et al	2/1/10/00/	-	4:2:39
<u> </u>	Ralph HY Luda Yasın	PO BOX 2:62	-	7203
- 08		24 37 Ph 1Hany Ct		-
-69	Angelo Anagnos	1019 Interlaken		.
-10	EAT Connie Groden	1833 Robin Lane	1	9534

PUBLIC HEARING LIST

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MAILING LIST FOR:			TRE .	
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27-826-7	Donald S & K B Jones	1116 Chuteau Ct	Lodi	95242
	Stephen Y & JG Richards	1116 1		
- 31	Wicki L Parker	908-Brandruine Dr.		95340
-3	7 Steven + Carmen Kamirez	908 Brandyuine Dt. 1134 Chateau Ct		
- 58	John Deborah Demshur	1142 "		
-39	Kichard y S.T. Vanaria	11.33		
-41	R'Bill Runkin & Tis.	23.20 Britany Ln		ļ
-41	John & Haxin A FITZGERALD	1117 Chateas Ct		
-42		1109 "		
-4350-0	1 Steves & Kotton Cho	1115 Heiselberg Way		
-07	Chris+Lavely Kegzler	317 W Ledi 47vel		<u> </u>
- t 2	James V Deborah Roumbach	915 Brandywillie Dr.		
- 04	Christ Laveta Keszler			
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-06	//			<u> </u>
-0	Vicki Filzhugh	1901 Century flace		95200
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/ (Chris La Veta Keszler	2413 Corbin Lane		7524.1
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- 12				
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/4		2034 Pelershurg Way		ļ
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-/		249 Royal Caks Ct		95240-0
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-29	Handy & MH Zajaja	152 5 1114 6 61 419	1 oct .	1-1-1-1
-34	1 KONT - 16/1911 S ROFIERS	1543/ Wit Sichalmento		95641
-3	Arthur Katzakian VI	10241 Shelden Rd	Elk. GrovesA	YUCHE

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031-235-11		1636 Koyal Crest Dr.	Ledi	9524
-13	Robert L& HM Shepard	26695 N Ritz Rd	Acampo	9532
-13	Mick + T Foreman	1706 W Reval Crest Dr.	Godi	9535
14		1712		
	Garence St. + T Eigenhuls Gary W-SA Ricci	1718 11		
-/6	Gary W-SA Ricci	1800 "		
-17,	Murk 4 Cedarloff	1806 "		
-/8	Tames Ex B.T. Feck	1812 "		
	Warren Ja HW Nicholas	1803 "		
232-17	Eir//+ Rudella Heintich	20130 Mt VIEW CT	Locketerd	2537
-00	Polores & Swearingen	1767 Koyal Crest Dr	1-21.1	85.75
233 -09	VICENZOX PA. SIBIA	1615 ROYAL CLEST Dr	LOGI CA	95243
-70	Charles A Willitred Ludwig	26441 Palchiares RI	Castro Valley	9455.
050-18	Ellwood P Ross	112 Nelsen Ct	Anguin CA	9456
-19	Fyrrest L. Simpfenderfer	1513 Cardinal	6.8di	2534
-25	Michael - LISU Deherrera	1507 "		
	Dennis Bonnie Curlis	1501 "		
-22		1451 "		
.23	Gary Tamury Blair	1445 11		
	MOK Douglas Rowland	1439 "		
-25 -26		14.38 "		
	Parid A Kuest	1444 "		
- <u>-</u> 27		1450 11		ļ
	Barry A + Lori Schinike. Vernon + L.C. Freimarck	1500 Cardinal	Lodi	
- 19	VERMON VICE PREIMAFCK	150k 11		
	Clark E & Joyce Cox	1514 "-	_	
32	Max + L. Moltzger Trs. Janies Ex Diane Bailey	210 WVine St		
	Trene E HIVAY	1526 Cardinal	_	9.524
-32 -34	7	1532 "		ļ
		1250 401		
10 - 620 06	EMMA GHOLD	1125 S Ash Dr.		2534
T = 21 = 2-	Gregory + S Tcherkovan	83 Hardie Dr.	MG1049 CA	9455
20 -660 - 35	State Farm Auto Ins Co 38	" of State Farm Plaza	Bleeming ton IL	
-160-86	Marlene Gutierrez et al	541 S Hain Ln	Lodi	9524
-29	Thomas Luckey Coustr Tinc	FO BGX 1428	StockTen CA	95267
-32	Lukeslive Itd.	5031 El Camino Ave	Carmichael Ch	9560
- 82	Centerre Bank. Kansas City	PO BOX 26610	Kansus City HO	104196

Page 5

PUBLIC HEARING LIST

MAILING LIST FOR:	Helmk Addition		TRE /	
AP#	OWNER'S NAME	газіккіл ришли	CITY, STATE	ZIP
058-160-25	Taix 3hakila Khun	1112 Rivergate. Dr.	Ladi CA	45240
- 85	11	11.50	,,	
-84	Gjannoni Org Inc. et al	1420-5. Ham Lane		95242
<u>- 78</u>	JOSEPH D Michael	PO BOX 1570		93241
-83	Garland Wright et al	PO BOX 46	//	'/
<u>-50</u>	Kettleman I Sto	3019 Ham Lane Ste A	/,	9534
- 5/	<u> </u>			
- 52	//			
-44	11			
- 45	/1			
<u>-39</u>	ANGERO AMAGINES	2437 Brittony Ct	"	,,
-53	City of Lodi			
-380-14	Larry + Cy Anderson et al	420 Wfine St		95740
-330-01		4568 FEWHIET RIVER	Stocklein	95207
-62	CHOY A Ebert et al	9430 E Peltier Rd	Acampa	4522
-12		1826 W Kerleman Lane	Lodi	9524
_04	FOOTHER MAINESTIVENT I	4568 FERTHER RIVER	Stockton	9.5.20
- 07	MCFH Corporation	1820 IU Kettleman Ln	Lodi	9508
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350-01	IR Properties Inc	4568 FEATHER KILLER	STOCKTON	9.5.21
-02		• •		"
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-05-		1820 WKettleman Lane	Lodi	9534
-04	/ //	4.5		· ·
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- 390 -01		1816 WKelHemanLn+A	"	,,
- 02	Joe Wei & Jing Tan	1816 "		
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- 65	Raymond + Gay Cuenca	535 E Riverside Dr.	Violatrilas	05351
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-400-01	Dutra Leasura Co.	FO BOX 338	RIOVISIA CH	9457
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PUBLIC HEARING LIST

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A₽#	OWNER'S NAME	MAILING AIXTHESS	CITY, STATE	ζŧΡ
058-400-05	Marlene Gulierrez Denris By Ling Bruns	541 S Hanilane	Lodi	95341
- 06	Dennis By Lina Bruns	2822 Chauncy Dr.	Stockton	95209
-07	WWITE / COSING. CO CTOI	PO BOX 338	Riolista CA	94571
-08	CSB Development Inc	1806 W. Kestleman Ln	1001	95348
-04	DY B. Sasaki Tricestments	1806 WKottemanlin # H	<i>"</i>	1,
-/0		(1 ±1-T	"	',
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-12	Vernon & Morcia Land	1806 WKettleman In at	//	",
F13	HINIELS + O BOGALIOS	1019 Interlaken		
370-02	Willdon Jand Co Ptp	2754 Country Club Ct	Stockton	25.204
-03	"	11	′′,	,,
-140-32	Ladi Flazo Ltd Ite	11640 San Vicente Ste 202	LAS Augeles	90049
- 33	Daniel My Judy LLEWIS	3.54 SLWR Jackamentok	Lodi	95242
-34	Ludi 8/12.9/20/470.	11640 San Vicente		4
- 35	Wal Hart Stures Tire.	7015 Walten Blud	Bentonville AK	72716
	Manuely J Hughes	2315 W. Kettleman Lone	Indi CA	95742
- 29	Target Stures	POBOX 1392	Minneafolis MA	155440
-30	A+ Q. A11841105	3449 W Kettleman Lane	Low CA	93.740
	JJeffred Kirst	P.O. 136X 1259	Woodbridge	9.525
				
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ORDINANCE NO. 1579

AN ORDINANCE OF THE LODI CITY COUNCIL

AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY
PREZONING THE PARCELS LOCATED WITHIN THE AREA BOUNDED BY THE
WOODBRIDGE IRRIGATION DISTRICT CANAL ON THE NORTH AND EAST;
KETTLEMAN LANE (STATE ROUTE 12) ON THE SOUTH; AND LOWER
SACRAMENTO ROAD ON THE WEST (APN'S 027-040-10, 11, 12, 16, 17, 32,
63, 64, 65, 66 and APN'S 031-040-07, 08, 09, 10, 11, 12, 13, 14, 15,
16, 19 and 20) TO R-1, SINGLE-FAMILY RESIDENTIAL, R-2,
SINGLE-FAMILY RESIDENTIAL AND R-C-P, RESIDENTIAL-COMMERCIALPROFESSIONAL, WITH A CONDITION RELATING TO SCHOOL FACILITIES FUNDING.

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Official District Map of the City of Lodi adopted by Title 17 of the Lodi Municipal Code is hereby amended as follows:

The parcels within the area bounded by the Woodbridge Irrigation District Canal on the north and east; Kettleman Lane (State Route 12) on the south; and Lower Sacramento Road on the west (APN'S 027-040-10, 11, 12, 16, 17, 32, 63, 64, 65, 66 and APN'S 031-040-07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 19 and 20) are hereby prezoned R-1, Single-Family Residential, R-2, Single-Family Residential and R-C-P, Residential-Commercial-Professional, as shown shown on vicinity map on file in the office of the City Clerk.

SECTION 2. The above-described prezoning shall be conditioned upon the signing by the developer and/or owner of said parcels prior to the effective date hereof, of an agreement with Lodi Unified School District for the provision of school facilities funding. Failure to execute such agreement shall delete the parcel(s) subject thereto from the effects of this ordinance.

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SECTION 3. The alterations, changes, and amendments of said Official District Map of the City of Lodi herein set forth have been approved by the City Planning Commission and by the City Council of this City after public hearings held in conformance with provisions of Title 17 of the Lodi Municipal Code and the laws of the State of California applicable thereto.

<u>SECTION 4.</u> All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 5. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

1993	Approved this day of,
	PHYLLIP A. PENNINO Mayor

Attest:

de returnado o respectado de la compansión de la compansión de la compansión de la compansión de la compansión

JENNIFER M. PERRIN City Clerk

State of California County of San Joaquin, ss. I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1579 was introduced at a regular meeting of the City Council of the City of Lodi held June 2, 1993 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held ______, 1993 by the following vote:

Ayes:

Council Members -

Noes:

Council Members -

Absent:

Council Members -

Abstain:

Council Members -

I further certify that Ordinance No. 1579 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JENNIFER M. PERRIN City Clerk

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Approved as to Form

BOBBY W. McNATT City Attorney

ORD1579/TXTA.01V

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CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE:

Public Hearing to Consider the Request of Ronald B. Thomas, et al to Prezone the Parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single- Family Residential.

MEETING DATE:

June 2, 1993

PREPARED BY:

Community Development Director

RECOMMENDED ACTION:

that the City Council conduct a Public Hearing to consider the Planning Commission's recommendation to approve the request of Ronald B. Thomas, et al to prezone

the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single-Family

Residential.

The prezoning serves two purposes. First, it is required by the Local Agency Formation Commission (LAFCO) before reorganization (i.e. annexation) proceedings begin. Secondly, it makes the zoning map consistent with the General Plan.

The R-2, Single-Family zoning matches the surrounding zoning in the southeast area.

FUNDING: None required.

James B. Schroeder

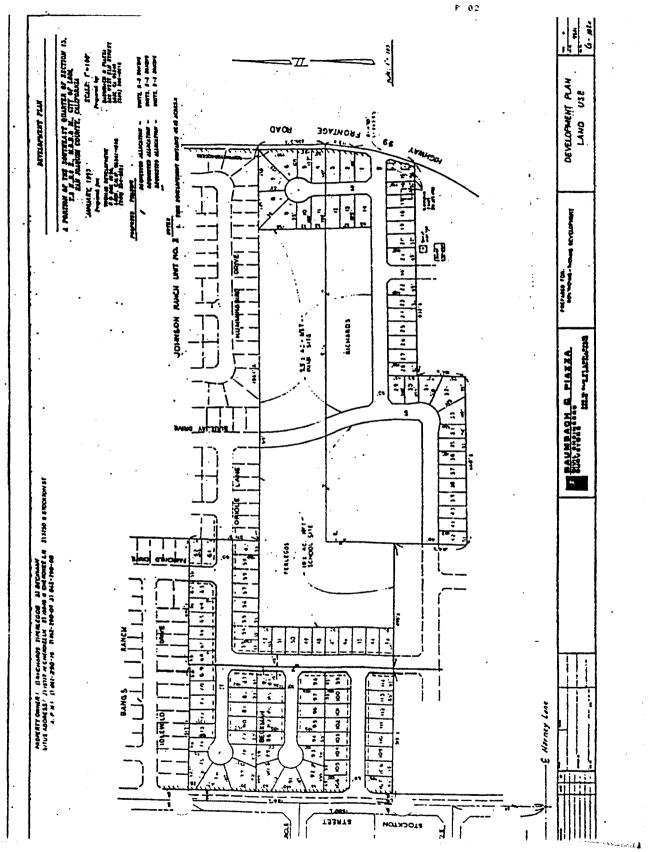
Community Development Director

JBS/cg

Attachment

APPROVED: Thos. a. Delessos

THOMAS A. PETERSON City Manager £3



CITY COUNCIL

PHILLIP A, PENNINO, Mavor JACK A. SIEGLOCK Mayor Pro Tempore .AY G. DAVENPORT STEPHEN J. MANN JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET P O BOX 3006 LODI, CALIFORNIA 95241-1910 (209) 334-5634 FAX (209) 333-5795 THOMAS A PETERSON
City Manager

JENNIFER M PERRIN
City Clerk

BOB MCNATT

City Attorney

April 14, 1993

Mr. Ronald B. Thomas c/o Richards Ranch Partnership P.O. Box 1598 Lodi, CA 95241-1598

Dear Ron:

RE: Richards Ranch General Plan Amendment Prezoning Negative Declaration

At its meeting of Monday, April 12, 1993 the Lodi City Planning Commission recommended that the City Council approve the following requests of Ronald B. Thomas, et al:

- for a general plan amendment to redesignate the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential;
- 2. to prezone the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single- Family Residential; and
- 3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

These recommendations have been forwarded to the City Clerk. She will inform you of the time and place of the Council's public hearing on these requests.

Sincerely,

JAMES B. SCHROEDER

Community Development Director

cc: City Clerk

Laura E. Bainbridge, Attorney at Law

CITY OF LODI 221 WEST PINE STREET LODI, CALIFOPNIA 95240

ADVERTISING INSTRUCTIONS

SUBJECT:

Notice of Public Hearing regarding requests of J. Jeffrey Kirst

PUBLISH DATES: TUESDAY, APRIL 27, 1993

TEAR SHEETS WANTED:

THREE

AFFIDAVIT AND BILL TO:

JENNIFER M. PERRIN, CITY CLERK

DATED: APRIL 21, 1993

ORDERED BY: Leggy Micoline

PEGGY NICOLINI DEPUTY CITY CLERK

ADVINS/TXTA.02J

CITY OF LODA 221 WEST PINE STREET LODI, CALIFORNIA 95240

ADVERTISING INSTRUCTIONS

SUBJECT:

Notice of Public Hearing regarding requests of Ronald B. Thomas, et al

PUBLISH DATES: TUESDAY, APRIL 27, 1993

TEAR SHEETS WANTED:

THREE

AFFIDAVIT AND BILL TO: DATED: APRIL 21, 1993

JENNIFER M. PERRIN, CITY CLERK

ORDERED BY: Legy Nicolini
PEGGY NICOLINI
DEPUTY CITY CLERK

DECLARATION OF MAILING

On April 27, 1993 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 27, 1993, at Lodi, California.

Jennifer M. Perrin City Clerk

Peggy Mcolini Deputy City Clerk

DEC#01/TXTA.FRM

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, June 2, 1993 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi CA, to hear the following matter:

- a) Planning Commission's recommendation that the City Council approve the following requests of Ronald B. Thomas, et al:
- fcr a general plan amendment to redesignate the parcels 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential;
- to prezone the parcels at 13737 N. Cherokee Lane (APN 062-290-18),
 2250 South Stockton Street (APN 062-290-08), and 13845 North
 Cherokee Lane (APN 062-290-07) R-2, Single-Family Residential; and
- to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior to, the Public Hearing.

Dated: April 21, 1993

By Order of the Lodi City Council

Gennifer M. Perrin

City Clerk

Approved as to form:

Bobby W. McNatt City Attorney

NOTICE05/TXTA.02J

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ORDINANCE NO. 1580

AN ORDINANCE OF THE LODI CITY COUNCIL

AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY

PREZONING THE PARCELS LOCATED AT 13737 N. CHEROKEE LANE

(APN 062-290-18), 2250 SOUTH STOCKTON STREET (APN 062-290-08),

AND 13845 NORTH CHEROKEE LANE (APN 062-290-07) R-2, SINGLE-FAMILY

RESIDENTIAL, WITH A CONDITION RELATING TO SCHOOL FACILITIES FUNDING.

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Official District Map of the City of Lodi adopted by Title 17 of the Lodi Municipal Code is hereby amended as follows:

The parcels located at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single-Family Residential, as shown on vicinity map on file in the office of the City Clerk.

SECTION 2. The above-described prezoning shall be conditioned upon the signing by the developer and/or owner of said parcels prior to the effective date hereof, of an agreement with Lodi Unified School District for the provision of school facilities funding. Failure to execute such agreement shall delete the parcel(s) subject thereto from the effects of this ordinance.

SECTION 3. The alterations, changes, and amendments of said Official District Map of the City of Lodi herein set forth have been approved by the City Planning Commission and by the City Council of this City after public hearings held in conformance with provisions of Title 17 of the

Lodi Municipal Code and the laws of the State of California applicable thereto.

SECTION 4. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 5. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

1993	Approved this day of,
,	PHILLIP A. PENNINO Mayor

Attest:

JENNIFER M. PERRIN City Clerk

State of California County of San Joaquin, ss.

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1580 was introduced at a regular meeting of the City Council of the City of Lodi held June 2, 1993 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held ______, 1993 by the following vote:

Ayes:

Council Members -

Noes:

Council Members -

Absent:

Council Members -

Abstain:

Council Members -

I further certify that Ordinance No. 1580 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JENNIFER M. PERRIN City Clerk

Approved as to Form

BOBBY W. McNATT City Attorney

ORD1580/TXTA.01V



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE:

Consider Certifying the Filing of Negative Declarations by the

Community Development Director as Adequate Environmental

Documentation on the J. Jeffrey Kirst (Helmle) and the Ronald B.

Thomas, et al (Richards Ranch) Projects.

MEETING DATE:

June 2, 1993

PREPARED BY:

Community Development Director

RECOMMENDED ACTION: that the City Council conduct a Public Hearing to consider certifying the filing of negative declarations by the Community Development Director as adequate environmental documentation on the J. Jeffrey Kirst (Helmle) and the Ronald B.

Thomas, et al (Richards Ranch) projects.

Since both projects conform to the General Plan, Negative Declarations are adequate environmental documentation.

FUNDING: None required.

James B. Schroeder

Community Development Director

JBS/cg

APPROVED:

eleisos

THOMAS A. PETERSON City Manager

CITY COUNCIL

PHILLIP A PENNINO Masor IACK A SIEGLOCK Masor Pro Tempore RAY G. DAVENPORT STEPHEN J. MANN JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET P O BOX 3006 LOD!, CALIFORNIA 95241-1910 (209) 334-5634 FAX (209) 333-6795 THOMAS A PETERSON
City Manager
JENNIFER M PERRIN
City Clerk

BOB MCNATT

City Attorney

April 13, 1993

Mr. J. Jeffrey Kirst c/o FCF Development Associates P.O. Box 1259 Woodbridge, CA 95258

Dear Jeff:

RE: Helmle Addition

General Plan Amendment

Prezoning

Negative Declaration

At its meeting of Monday, April 12, 1993 the Lodi City Planning Commission recommended that the City Council approve the following requests of J. Jeffrey Kirst:

- for a general plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation District Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, to LDR, Low Density Residential and O, Office;
- to prezone the parcels located within the area bounded by the Wcodbridge Irrigation Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west R-1, Single-Family Residential, R-2, Single-Family Residential, and RCP, Residential-Commercial-Professional; and
- to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

These recommendations have been forwarded to the City Clerk. She will inform you of the time and place of the City Council's public hearing on these requests.

Sincerely,

JAMES B. SCHROEDER

Community Development Director

cc: City Clerk

DECLARATION OF MAILING

On April 27, 1993 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 27, 1993, at Lodi, California.

Jennifer M. Perrin City Clerk

Peggy Micolini Deputy City Clerk

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DEC#01/TXTA.FRM



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, June 2, 1993 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi CA, to hear the following matter:

- a) Planning Commission's recommendation that the City Council approve the following requests of J. Jeffrey Kirst:
- for a general plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation District Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, to LDR, Low Density Residential and O, Office;
- to prezone the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west R-1, Single-Family Residential, R-2, Single-Family Residential, and RCP, Residential-Commercial-Professional; and
- to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior to, the Public Hearing.

Dated: April 21, 1993

By Order of the Lodi City Council

Jumple N Johnifer W. Perrin

Approved as to form

City Clerk

city cierk

Bobby W. McNatt

Bobby W. McNatt City Attorney

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PUBLIC HEARING LIST

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-380-14	Larry & Cy Anderson et al	420 Wfine St		9575
-310-01	Feather Parch Investments	4568 Feather River	Stocklen	9520
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CITY COUNCIL

PHILLIP A. PENNINO. Mayor JACK A. SIEGLOCK Mayor Pro Tempore RAY G. DAVENPORT STEPHEN J. MANN JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET PO BOX 3006 LODI, CALIFORNIA 95241-1910 (209) 334-5634 FAX (209) 333-6795 THOMAS A PETERSON
City Manager

IENNIFER M PERRIN City Clerk

BOB MCNATT

City Attorney

April 14, 1993

Mr. Ronald B. Thomas c/o Richards Ranch Partnership P.O. Box 1598 Lodi, CA 95241-1598

Dear Ron:

RE: Richards Ranch

General Plan Amendment

Prezoning

Negative Declaration

At its meeting of Monday, April 12, 1993 the Lodi City Planning Commission recommended that the City Council approve the following requests of Ronald B. Thomas, et al:

- for a general plan amendment to redesignate the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential;
- to prezone the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single- Family Residential; and
- to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

These recommendations have been forwarded to the City Clerk. She will inform you of the time and place of the Council's public hearing on these requests.

Sincerely,

JAMES B. SCHROEDER

Community Development Director

cc: City Clerk

Laura E. Bainbridge, Attorney at Law

CITY OF LODI 221 WEST PINE STREET LODI, CALIFORNIA 95240

ADVERTISING INSTRUCTIONS

SUBJECT:

Notice of Public Hearing regarding requests of J. Jeffrey Kirst

PUBLISH DATES: TUESDAY, APRIL 27, 1993

TEAR SHEETS WANTED:

THR3E

AFFIDAVIT AND BILL TO:

JENNIFER M. PERRIN, CITY CLERK

DATED: APRIL 21, 1993 ORDERED BY:

PEGGY MICOLINI DEPUTY CITY CLERK

ADVINS/TXTA.02J

CITY OF LODI 221 WEST PINE STREET LODI, CALIFORNIA 95240

ADVERTISING INSTRUCTIONS

SUBJECT:

Notice of Public Hearing regarding requests of Ronald B.

PUBLISH DATES: TUESDAY, APRIL 27, 1993

TEAR SHEETS WANTED:

THREE

AFFIDAVIT AND BILL TO:

JENNIFER M. PERRIN, CITY CLERK

ORDERED BY: Legy Nicolini
PEGGY NICOLINI
DEPUTY CITY CLERK

DATED: APRIL 21, 1993

DECLARATION OF MAILING

On April 27, 1993 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 27, 1993, at Lodi, California.

Jennifer M. Perrin City Clerk

Peggy McColini Deputy City Clerk

DEC#01/TXTA.FRM

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, June 2, 1993 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi CA, to hear the following matter:

- a) Planning Commission's recommendation that the City Council approve the following requests of Ronald B. Thomas, et al:
- for a general plan amendment to redesignate the parcels 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential;
- to prezone the parcels at 13737 N. Cherokee Lane (APN 062-290-18),
 2250 South Stockton Street (APN 062-290-08), and 13845 North
 Cherokee Lane (APN 062-290-07) R-2, Single-Family Residential; and
- to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior to, the Public Hearing.

Dated: April 21, 1993

By Order of the Lodi City Council

Jennifer M. Perrin

City Clerk

Approved as to form:

Bobby W. McNatt City Attorney

NOTICE05/TXTA.02J

PUBLIC FIEARING LIST

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CITY OF LODI

CITY HALL, 221 W. PINF ST. P.O. BOX 3006 LODI, CALIFORNIA 95241:1910 Lakeshore Ltd. 5031 El Camino Avenue Carmichael, CA 95608 Helmithelledlenferhellenblembellebil

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CITY OF LODI CITY HALL, 221 W. PINE ST. PO. BOX 3006 LODI, CALIFORNIA 95241-1910

E.A. & Connie Gooden 1833 Robin Lane Lodi, CA 95240



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CITY OF LODI
CITY HALL, 221 W. PINE ST.
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910

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Steve S. & Kathy Cho 1115 Heidelberg Way Lodi, CA 95242

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